STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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KNOWN ALL MEN BY THESE PRESENTS, that I, Maude D. Simmons

in consideration of One (\$1.00)----and love and affection for my daughter, the grantee herein the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lillie Sarah Simmons Zak, her heirs and assigns, forever, reserving, however, a life estate in and to the grantor herein:

ALL of that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the State of South Carolina, Greenville County, on the southern side of State Park Road and the eastern side of a street known as Clifton Acres, and being shown and designated at 1.86 acres, more or less, on a plat of the property of Clifton H. and Maude D. Simmons, prepared by C. L. Riddle, registered surveyor, dated January, 1968, revised July 11, 1971, recorded in the R.M.C. office for Greenville County in Plat Book 8-K, Page 3, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point near the intersection of State Park Road (Batson Road) and a road now known as Clifton Acres and running thence with the center of the road known as Clifton Acres, S. 17-43 W. 190.2 feet to a point at the joint corner of this property and property belinging to Harold Clifton Simmons; thence with the common line of said properties, S. 74-46 E. 327.7 feet to an iron pin on the line of property now or formerly of J. E. Batson; thence with the common line of this property and property of Batson, N. 16-17 E. 309.5 feet to an iron pin on the southern side of State Park Road; thence continuing, N. 16-40 E. 14 feet to a point in State Park Road; thence with State Fark Road, S. 85-07 W. 346.2 feet to a point at the intersection of State Park Road and Clifton Acres, the point of beginning.

This is a portion of the property conveyed to Clifton H. Simmons and Maude D. Simmons by deed from C. E. Robinson, as trustee under B. M. McGee Will, dated April, 1943, recorded in the R.M.C. office for Greenville County on April 27, 1943 in Deed Book 253, Page 105. The said Clifton H. Simmons died testate on March 12, 1975 devising his interest in the above described property to the grantor herein as evidenced by his Last Will and Testament recorded in the Office of the Probate Court for Greenville County in (SEE REVERSE FOR RESERVATION OF INTEREST) Apartment 1373, File 25.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and angular the premises before mentioned unto the grantee's', and the grantee'sis's heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') hears, successors, executors and administra and assigns, forever. And, the grantotily dollars said premises unto the grantee(s) and the grantee(s) heurs, successors and assigns tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heurs, successors and assigns and against every person whomsomer lawfully claiming or to c!a

against the grantor(s) and the grantor six hears, success claim the same or any part thereof WITNESS the grantor's's' handish and seal's this 31S SIGNED, sealed and delivered in the presence of	st day of December 1980.
	(SENL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appear grantoris) mgs. seal and as the grantoris(s) act and de witnessed the execution thereof. SWORN to before me this 31St day of December Notary Public for South Carolina My commission expires	
COUNTY OF GREENVILLE 1. the underugate underugated wife (wives) of the above named granter(s separately grammed by me, did declare that she does for	ENUNCIATION OF DOWER of necessary - female grantor necessary - female grantor and necessary - female grantor and start public, do hereby certify unto all whom it may concern, that the inspectively, did this day appear before me, and each, upon being privately an reely, voluntarily, and without any compulsion, dread or fear of any person whom the grantee(s) and the grantee(s(s)) heirs, successors and assigns, all her interest and to all and singular the premises within mentioned and released

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day of

USEAL

day of

My commission experts

RECORDED this ..

Notary Public for South Carolina.

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